


# Landbay H

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# Landbay H

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- A background map of the Landbay H area, showing a grid of streets and green spaces. The map is oriented vertically, with streets running horizontally and vertically. Green spaces are indicated by green shading and labels like 'SWANN FINGER PARK' and 'ALLEY'. The map is partially obscured by the text of the list.
- 232 maximum residential units
  - 5,000 sq. ft. retail
  - 60,000 sq. ft. office/commercial
  - Open space: Swann finger park minimum .4 ac., neighborhood park minimum 10,900 sq. ft.
  - Parking
  - Visitor parking
  - Heights 35 ft. to 55 ft.

# Working Concept Site Plan



- 111 townhouse
- 26 stacked townhouse
- 95 multi-family
- 60,000 sq. ft. commercial/office
- 5,000 sq. ft. ground floor retail

nt of Planning & Zoning  
ession-March 1, 2005



# Initial concept

Variety of building types

Gateway element

Open space



# Current concept



# Edge Condition

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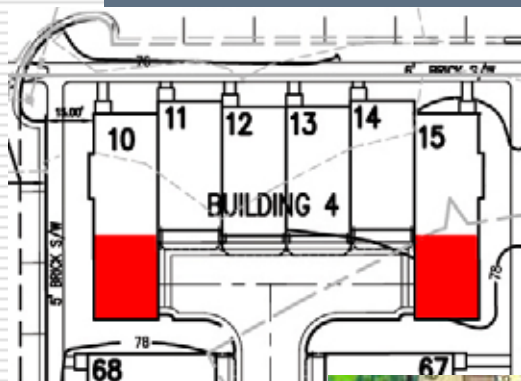
Old Town alley



Alley



# Edge Condition



With edge treatment



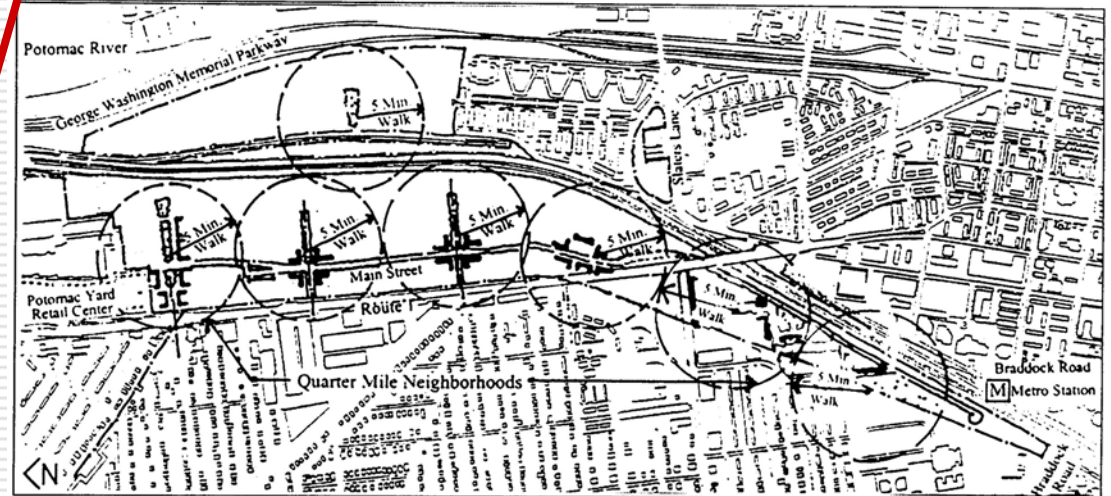
Without edge treatment

# Ground Floor Retail

## Current working concept



**RETAIL**



- 5,000 sq. ft. ground floor retail
- Centrally located to serve each neighborhood
- On Main St., a potential transit corridor



# Streets - Blocks

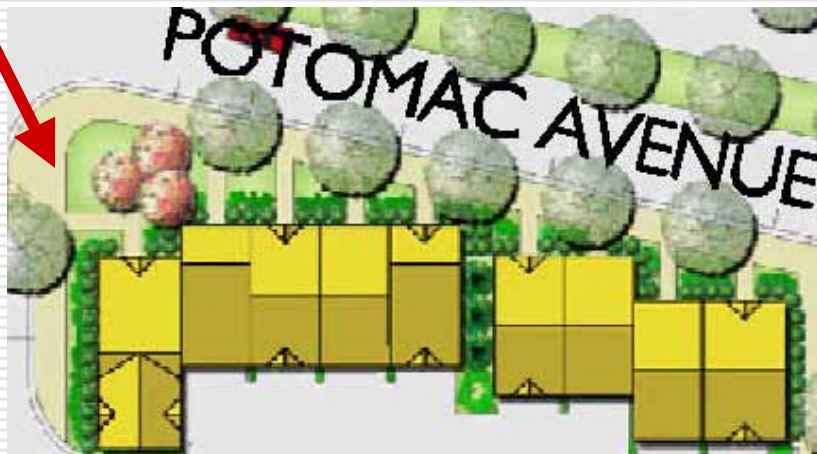


- Street hierarchy
- Blocks (proposed range from 205' x 498' to 228' x 434')
- Block perimeters max. 1450' (proposed range from 1145' to 1450')



# Open Space

- Swann finger park (.48 ac.)
- Proposed 95'x120' consolidated neighborhood park (10,900 sq. ft. req'd)
- Building variation – front yards



# Building Design

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# Building Variation – Articulation

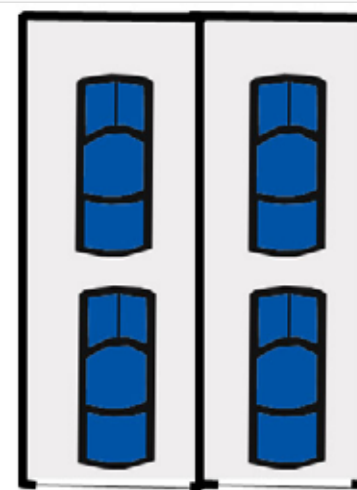
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# Parking



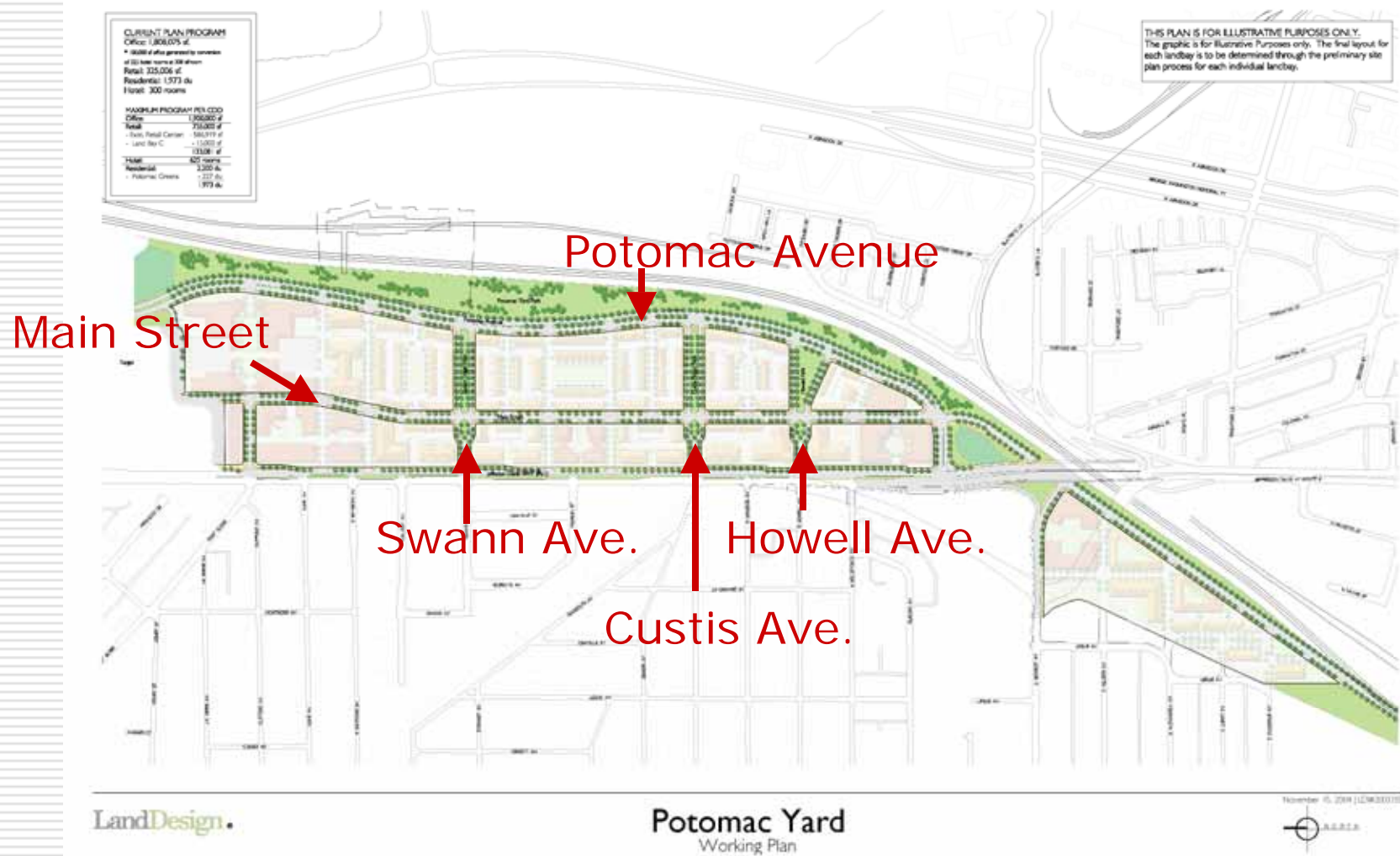
- Tandem (58 sp.)
- Visitor



Interior tandem layout



# Framework Streets



# Straightened Bridge



City of Alexandria – Department of Planning & Zoning  
Planning Commission Worksession-March 1, 2005



# Landbay K



- Process
- Connections
- Pedestrian bridge at 1 million sq. ft.

# Conclusions

